

CITY OF MATTOON, ILLINOIS
CITY COUNCIL AGENDA
February 6, 2007

6:00 p.m. **Buxton ID Presentation – Retail Recruitment Proposal**

6:30 PM **Work Study Caucus Session Discussion**

- **Pending Council Agenda Items**

7:00 PM **Business Meeting**

Pledge of Allegiance

Roll Call

CONSENT AGENDA:

Items listed on the Consent Agenda are considered to be routine in nature and will be enacted by one motion. Prior to asking for a motion to approve the Consent Agenda, the mayor will ask if anyone desires to remove an item from the Consent Agenda for public discussion. No separate discussion of these items will occur unless a Council Member requests the item to be removed from the Consent Agenda. If an item is removed from the Consent Agenda, it will be considered elsewhere on the agenda for this meeting.

Minutes of the regular meeting January 16 and special meeting January 30, 2007

Fire report for the month of January

Payroll and Bills for the second half of January and HOME Rehab Expenditures

PRESENTATIONS, PETITIONS AND COMMUNICATIONS

This portion of the City Council meeting is reserved for persons who desire to address the Council. The Illinois Open Meeting Act mandates that the City Council may NOT take action on comments received on matters that have not been identified on this agenda, but the Council may direct staff to address the topic or refer the matter for action on the agenda for another meeting. Persons addressing the Council are requested to limit their presentations to three minutes and to avoid repetitious comments.

NEW BUSINESS:

Motion – Adopt Special Ordinance 2007-1194: Declaring certain public works property as surplus property, authorizing the advertising, and approving the Public Works Director to use the most effective means of disposal. (McKenzie)

Motion – Adopt Special Ordinance 2007-1195: Authorizing the sale of surplus real estate owned by the municipality at Lake Mattoon to Donato Ciadella. (Schilling)

Motion – Approve Council Decision Request 2007-712: Ratifying the appointment of Keith Summers to the Tourism Board to fill the unexpired term of Paul Saegesser ending 09-01-07; and ratifying the appointment of Penny Youngblood to the Festival Management Committee to fill the unexpired term of Pat Gaines ending 04-30-07. (White/Ervin)

Motion – Adopt Special Ordinance 2007-1196: Approving an interest rate and terms for a \$91,000 loan from the Revolving Loan Fund to John and Donna Craig d/b/a Shimerz Glass and Mirror to assist with the purchase of equipment, inventory, and working capital at the Shimerz Facility located at 1616 Lake Land Blvd., Mattoon, Illinois. (White)

Motion – Approve Council Decision Request 2007-713: Accepting the recommendations of the Mid-town Incentive Review Committee for the following projects:

**Steve Hardin dba Jack & Bills Clothing (1628 Broadway) for \$38,180*;
Robert Duncan (1824 Broadway) for \$28,680*;
Apostolic Church-Time Theater Bldg. (1416 Broadway) for \$40,440*;
Cory Sander dba Sander's Real Estate (1400, 1402, 1404 Broadway) for \$54,680*;
Mike Kallis dba Sound Source Music (1609 Broadway) for up to \$5,000;
Renee England dba Merle Norman Cosmetics (1608 Broadway) for up to \$2,000**

(*The funds of these projects are allocated over ten-year terms.)

Motion – Approve Council Decision Request 2007-714: Approving the hiring of probationary police officers Andrew D. Warner, and Ryan C. Koop, pending passage of a medical exam, effective February 18, 2007. (White)

Motion – Approve Council Decision Request 2007-715: Approving specifications, a cost estimate and authorizing a competitive solicitation for bids for the repair of the brick structural wall at 1611 Broadway d/b/a D to Z Sports in the Midtown TIF District (Schilling)

Motion – Adopt Resolution 2007-2680: Establishing the date, time, and place for a Public Hearing for the Proposed Mattoon South Route 45 Tax Increment Finance District. (White)

Motion – Adopt Resolution 2007-2681: Establishing the date, time, and place for a Public Hearing to consider the proposed Business District Plan and Business District Project for the South Route 45 Business District. (White)

Motion – Adopt Resolution 2007-2682: Accepting a \$210,000 Grant of HOME Single Family Housing Rehabilitation Funds and authorizing the Mayor and City Clerk to sign all documents incidental to implementation of the grant program. (White)

Adjourn

UNAPPROVED MINUTES:

The City Council of the City of Mattoon held a regular meeting in the Council Chambers at City Hall on January 16, 2007 at 7:00 p.m. after a 6:30 p.m. caucus session.

Mayor White presiding.

Mayor White led the Pledge of Allegiance.

The following members of the Council answered roll call in person: YEA Commissioner David Cline, YEA Commissioner Randy Ervin, YEA Commissioner Joseph McKenzie, YEA Commissioner David Schilling, YEA Mayor Charles E. White.

Also in attendance in person were City personnel: City Attorney/Treasurer J. Preston Owen, Public Works Director David Wortman, Deputy Fire Chief Andy Adair, Police Chief Larry Metzelaars, Community Development Coordinator Kyle Gill, Technology Coordinator Brian Johanpeter, Administrative Assistant Judy Winn, and City Clerk Susan O'Brien.

CONSENT AGENDA:

Items listed on the Consent Agenda are considered to be routine in nature and will be enacted by one motion. Prior to asking for a motion to approve the Consent Agenda, the mayor will ask if anyone desires to remove an item from the Consent Agenda for public discussion. No separate discussion of these items will occur unless a Council Member requests the item to be removed from the Consent Agenda. If an item is removed from the Consent Agenda, it will be considered elsewhere on the agenda for this meeting.

Mayor White seconded by Commissioner Schilling moved to approve the consent agenda as follows: minutes of the regular meeting January 2, 2007; Fire, Police and Revenue reports for the month of December and Fire Annual Report; payroll and bills for the first half of January.

Bills and Payroll for the first half of January, 2007

<u>General Fund</u>			
Payroll		\$	253,000.18
Bills		\$	848,619.86
	Total	\$	1,101,620.04
<u>Hotel Tax Fund</u>			
Payroll		\$	1,706.54
Bills		\$	1,448.38
	Total	\$	3,154.92
<u>Festival Management Fund</u>			
Bills		\$	3,533.00
	Total	\$	3,533.00
<u>Insurance & Tort Judgment</u>			
Bills		\$	7,641.76
	Total	\$	7,641.76
<u>Midtown TIF Fund</u>			

Bills		\$ 1,000.00
	Total	\$ 1,000.00
<u>Capital Project Fund</u>		
Bills		\$ 1,243.09
	Total	\$ 1,243.09
<u>Water Fund</u>		
Payroll		\$ 25,845.15
Bills		\$ 216,000.98
	Total	\$ 241,846.13
<u>Sewer Fund</u>		
Payroll		\$ 22,838.02
Bills		\$ 377,451.09
	Total	\$ 400,289.11
<u>Cemetery Fund</u>		
Payroll		\$ 2,912.18
Bills		\$ 3,310.44
	Total	\$ 6,222.62
<u>Revolving Loan Fund</u>		
Bills		\$ 1,021.00
	Total	\$ 1,021.00
<u>Health Insurance</u>		
Bills		\$ 94,076.15
	Total	\$ 94,076.15
<u>Motor Fuel Tax Fund</u>		
Bills		\$ 24,055.83
	Total	\$ 24,055.83

Mayor White declared the motion to approve the consent agenda carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

PUBLIC PRESENTATIONS, PETITIONS AND COMMUNICATIONS

This portion of the City Council meeting is reserved for persons who desire to address the Council. The Illinois Open Meeting Act mandates that the City Council may NOT take action on comments received on matters that have not been identified on this agenda, but the Council may direct staff to address the topic or refer the matter for action on the agenda for another meeting. Persons addressing the Council are requested to limit their presentations to three minutes and to avoid repetitious comments.

Mr. Clifford Nale requested a variance from the City to allow the topping of trees not allowed by current ordinance located on his properties at 1212 and 1215 Richmond. Mayor White directed Commissioner McKenzie and Director Wortman to handle the inquiry.

Commissioner McKenzie commended the Public Works Department for two years without a lost-time accident while operating with fewer employees since early retirement was offered, and made a presentation of a Recognition Award to the Public Works Department for No-Lost-Time Accident in two

years to AFSCME representatives Kenny Cook, President, and Kenny Coffey. Commissioner Ervin acknowledged the efforts of installing the new street signs.

Mrs. Aneita Trame of the Mattoon Middle School introduced the Student Reading Committee and their "Ready to Read Across Mattoon" Reading Program. The Committee challenged Mattoon to read their selection: ABDUCTION! by Peg Kehret.

Clerk O'Brien read the proclamation recognizing February 2, 2007 as National Wear Red Day, celebrating progress in women's heart health.

NEW BUSINESS

Commissioner McKenzie seconded by Commissioner Cline moved to approve Council Decision Request 2007-706, reporting bids received, awarding procurements valued at \$172,039 for materials and services for the 2007 Street Maintenance (07-00000-00- GM) program, authorizing the mayor to sign all documents. [NeCo Asphalt – Oil and Chip - \$132,051; Charleston Stone – crushed stone - \$3,927; Clay Co. – Joint Sealant \$20,880; A. J. Walker – PCC Concrete - \$15,181]

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Mayor White seconded by Commissioner Ervin moved to approve Council Decision Request 2007-707, awarding the bid for the squad car video solution and options to L-3 Communications of Boonton, New Jersey in the amount of \$79,801.92 with Department of Justice Federal Sharing Funds (Omega Fund).

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Commissioner Schilling seconded by Commissioner McKenzie moved to adopt Resolution 2007-2679, declaring that 0.16 acres of real estate at Lake Mattoon surplus as it is no longer necessary or required for use of the municipality, and authorizing the management staff to negotiate for a contract proposal to sell this parcel.

CITY OF MATTOON, ILLINOIS

RESOLUTION NO. 2007-2679

A RESOLUTION DECLARING THAT 0.16 ACRES OF REAL ESTATE AT LAKE MATTOON IS NO LONGER NECESSARY OR REQUIRED FOR USE OF THE MUNICIPALITY AND AUTHORIZING THE MANAGEMENT STAFF TO NEGOTIATE FOR A CONTRACT PROPOSAL TO SELL THIS REAL ESTATE

WHEREAS, in the 1950's the City of Mattoon purchased large parcels of land in Coles, Cumberland and Shelby Counties for the purposes of establishing Lake Mattoon; and

WHEREAS, after the construction of Lake Mattoon some small tracts of the large parcels remained unused and were isolated by the lake and parcels of land owned by other landowners; and

WHEREAS, the tract of land described below is one of those tracts; and

WHEREAS, there has been an appraisal of this tract, which includes a survey, and it is attached hereto and incorporated herein by this reference; and

WHEREAS, the adjacent landowner desires to acquire a fee simple interest in said real estate.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, as follows:

Section 1. Pursuant to procedures prescribed by state statute (65 ILCS 5/11-76-4.1), a finding is hereby made by the City Council that the following described real estate at Lake Mattoon is no longer necessary or required for the use of the municipality.

A part of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-six (36), Township Eleven (11) North, Range Six (6) East of the Third Principal Meridian being more particularly described as follows:

Commencing at the northwest corner of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-six (36), Township Eleven (11) North, Range Six (6) East of the Third Principal Meridian; thence azimuth 180 degrees 18 minutes 54 seconds (based on previous local surveys) along the west line of said Quarter-Quarter (¼-¼) a distance of 794.0 feet to the northeast corner of Lot One (1) of Lake Hills Subdivision, Shelby County, Illinois and the point of beginning; thence azimuth 91 degrees 8 minutes 10 seconds along the extension of the north line of said Lot One (1) a distance of 76.40 feet; thence azimuth 180 degrees 12 minutes 36 seconds a distance of 25.21 feet thence azimuth 224 degrees 45 minutes 53 seconds a distance of 11.79 feet; thence azimuth 210 degrees 21 minutes 45 seconds a distance of 39.58 feet; thence azimuth 198 degrees 16 minutes 38 seconds a distance of 42.90 feet; thence azimuth 215 degrees 15 minutes 18 seconds a distance of 27.41 feet; thence azimuth 239 degrees 6 minutes 56 seconds a distance of 7.41 feet; thence azimuth 171 degrees 18 minutes 15 seconds a distance of 8.71 feet; thence azimuth 245 degrees 33 minutes 20 seconds a distance of 15.92 feet to the east line of said Lot One (1); thence azimuth 0 degrees 18 minutes 54 seconds along said east line a distance of 151.37 feet to the point of beginning, situated in Ash Grove Township, Shelby County, Illinois and containing 7119 square feet (0.16 acres) more or less.

Section 2. Its fair market value has been determined to be \$3,560 by a written appraisal prepared by a licensed real estate appraiser that is available for public inspection. The property is currently vacant and is impaired by a lack of accessibility.

Section 3. The management staff of the municipality is hereby authorized to negotiate for a contract proposal to sell said real. Any such contract negotiated shall be subject to ratification by the City Council.

Section 4. The city clerk is directed to publish a copy of this resolution at the first opportunity following its adoption and approval by the City Council.

Upon motion by Commissioner Schilling , seconded by Commissioner McKenzie, adopted this 16th day of January, 2007, by a roll call vote, as follows:

AYES (Names): Commissioner Cline, Commissioner Ervin,
 Commissioner McKenzie, Commissioner Schilling,
 Mayor White
NAYS (Names): None
ABSENT (Names): None

Approved this 16th day of January, 2007.

/s/ Charles E. White
Charles E. White, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/ Susan J. O'Brien
Susan O'Brien, City Clerk

/s/ J. Preston Owen
J. Preston Owen, City Attorney

Recorded in the Municipality's Records on January 17, 2007.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Commissioner Schilling seconded by Commissioner Cline moved to adopt Special Ordinance 2007-1192, authorizing the sale of Lot 35 in Lake Paradise Subdivision to Ed and Ann Austin, current owners of a home on leased premises at Lot 35, Lake Paradise Subdivision, and authorizing the Mayor to sign all documents necessary to complete the transaction. (Commonly known as 2431 East County Road 315 North).

CITY OF MATTOON, ILLINOIS

SPECIAL ORDINANCE NO. 2007-1192

SPECIAL ORDINANCE: AUTHORIZING THE SALE OF LOT 35 IN LAKE PARADISE SUBDIVISION TO ED AND ANN AUSTIN, CURRENT OWNERS OF A HOME ON LEASED PREMISES AT LOT 35, LAKE PARADISE SUBDIVISION, AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION. (COMMONLY KNOWN AS 2431 EAST COUNTY ROAD, 315 NORTH)

WHEREAS, state statute (65 ILCS 5/11-76-4.1) enables the corporate authorities to accept any contract proposal determined by them to be in the best interest of the municipality by a vote of two-thirds of the corporate authorities then holding office, but in no event at a price less than 80% of the appraised value; and

WHEREAS, by Resolution 2006-2642, adopted March 21, 2006, the City Council made a finding that the real estate owned by the municipality that is the subject of this ordinance is no longer necessary or required for the use of the municipality; and

WHEREAS, said resolution authorized the management staff to solicit offers for the sale of this real estate provided that any such sale shall be subject to ratification by a special ordinance of the City Council; and

WHEREAS, Ed and Ann Austin have made an offer to purchase the property for \$7,300.00; and

WHEREAS, Ed and Ann Austin own the home located on the property; and

WHEREAS, Stanley D. Gordon, CREA of Gordon Appraisal Service, Inc. determined \$7,300.00 was the fair market value of the real estate as of January 8, 2007, a copy of which is attached hereto and incorporated herein by this reference; and

WHEREAS, The City has undertaken to have the property subdivided, appraised and has had the title insurance covering the property updated and the purchasers are willing to pay their share of those costs; and

WHEREAS, the City Attorney has prepared a Real Estate Sales Contract that is attached to the Special Ordinance and incorporated herein by this reference.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, as follows:

Section 1. The city attorney is authorized to prepare closing documents and the mayor and city clerk are authorized to sign documents conveying a warranty deed to the real estate described in Section 3 of this ordinance to Ed and Ann Austin, subject to a payment of \$7,300.00. The purchase price will be due at closing.

Section 3. The real estate to be conveyed pursuant to this ordinance is legally described as:

Lot 35 in Lake Paradise Subdivision, Unincorporated Coles County, Illinois.

Section 4. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 5. This ordinance shall be effective upon its approval as provided by law.

Upon motion by Commissioner Schilling, seconded by Commissioner Cline, adopted this 16th day of January, 2007, by a roll call vote, as follows:

AYES (Names):	<u>Commissioner Cline, Commissioner Ervin,</u> <u>Commissioner McKenzie, Commissioner Schilling,</u> <u>Mayor White</u>
NAYS (Names):	<u>None</u>
ABSENT (Names):	<u>None</u>

Approved this 16th day of January, 2007.

/s/Charles E. White
Charles E. White, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/ Susan J. O'Brien
Susan J. O'Brien, City Clerk

/s/ J. Preston Owen
J. Preston Owen, City Attorney

Recorded in the Municipality's Records on January 17, 2007.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Commissioner Schilling seconded by Commissioner Ervin moved to adopt Special Ordinance 2007-1193, authorizing the sale of Lot 94 in Lake Paradise Subdivision to Richard Zimny, current owner of a home on leased premises at Lot 94, Lake Paradise Subdivision, and authorizing the Mayor to sign all documents necessary to complete the transaction. (Commonly known as 1878 Scenic Lane).

CITY OF MATTOON, ILLINOIS

SPECIAL ORDINANCE NO. 2007-1193

**SPECIAL ORDINANCE: AUTHORIZING THE SALE OF LOT 94 IN LAKE PARADISE SUBDIVISION TO RICHARD ZIMNY, CURRENT OWNER OF A HOME ON LEASED PREMISES AT LOT 94, LAKE PARADISE SUBDIVISION, AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION.
(COMMONLY KNOWN AS 1878 SCENIC LANE)**

WHEREAS, state statute (65 ILCS 5/11-76-4.1) enables the corporate authorities to accept any contract proposal determined by them to be in the best interest of the municipality by a vote of two-thirds of the corporate authorities then holding office, but in no event at a price less than 80% of the appraised value; and

WHEREAS, by Resolution 2006-2642, adopted March 21, 2006, the City Council made a finding that the real estate owned by the municipality that is the subject of this ordinance is no longer necessary or required for the use of the municipality; and

WHEREAS, said resolution authorized the management staff to solicit offers for the sale of this real estate provided that any such sale shall be subject to ratification by a special ordinance of the City Council; and

WHEREAS, Richard Zimny has made an offer to purchase the property for \$18,000.00; and

WHEREAS, Richard Zimny owns the home located on the property; and

WHEREAS, Stanley D. Gordon, CREA of Gordon Appraisal Service, Inc. determined \$18,000.00 was the fair market value of the real estate as of November 14, 2006, a copy of which is attached hereto and incorporated herein by this reference; and

WHEREAS, The City has undertaken to have the property subdivided, appraised and has had the title insurance covering the property updated and the purchasers are willing to pay their share of those costs; and

WHEREAS, the City Attorney has prepared a Real Estate Sales Contract that is attached to the Special Ordinance and incorporated herein by this reference.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, as follows:

Section 1. The city attorney is authorized to prepare closing documents and the mayor and city clerk are authorized to sign documents conveying a warranty deed to the real estate described in Section 3 of this ordinance to Richard Zimny, subject to a payment of \$18,000.00. The purchase price will be due at closing.

Section 3. The real estate to be conveyed pursuant to this ordinance is legally described as:

Lot 94 in Lake Paradise Subdivision, Unincorporated Coles County, Illinois.

Section 4. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 5. This ordinance shall be effective upon its approval as provided by law.

Upon motion by Commissioner Schilling, seconded by Commissioner Ervin, adopted this 16th day of January, 2007, by a roll call vote, as follows:

AYES (Names):	<u>Commissioner Cline, Commissioner Ervin,</u> <u>Commissioner McKenzie, Commissioner Schilling,</u> <u>Mayor White</u>
NAYS (Names):	<u>None</u>
ABSENT (Names):	<u>None</u>

Approved this 16th day of January, 2007.

/s/ Charles E. White
Charles E. White, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM

/s/ Susan J. O'Brien
Susan J. O'Brien, City Clerk

/s/J. Preston Owen
J. Preston Owen, City Attorney

Recorded in the Municipality's Records on January 17, 2007.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Mayor White seconded by Commissioner McKenzie moved to approve Council Decision Request 2007-708, approving the specifications for bullet proof vests for officers of the Mattoon Police Department.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Commissioner Ervin seconded by Commissioner Cline moved to approve Council Decision Request 2007-709, approving \$35,000 in grants by the Tourism Advisory Committee from hotel/motel tax funds in the amounts of: \$25,000 to the Mattoon Pride Softball for use in hosting five softball tournaments in 2007; \$10,000 to the Mattoon Beach Multi-Sport Triathlons for hosting five events in 2007.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Mayor White seconded by Commissioner Schilling moved to recess to closed session at 7:31 p.m. pursuant to the Illinois Open Meetings Act for the purpose of considering the price for sale or lease of property (5 ILCS 120(2)(c)(6)); the purchase or lease of real property (5 ILCS 120(2)(c)(5)); litigation affecting or on behalf of the City of Mattoon (5 ILCS 120(2)(c)(11)); and discussion of minutes of meeting lawfully closed for purposes of the semi-annual review as mandated by Section 2.06 (5 ILCS 120(2)(c)(21)).

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Council reconvened at 7:50 p.m.

Mayor White seconded by Commissioner Ervin moved to approve the release of all Executive Session minutes from May 3, 1991 through December 19, 2006, except for May 3, 16, 23, 1991; May 19, 1992; August 8, 2002; March 18, 2003; April 1, 2003; March 2, 16, 2004; July 7, 2004; August 3, 17, 2004; September 7, 2004; October 19, 2004; December 21, 2004; March 1, 15, 2005; April 5, 19, 2005; May 3, 2005; June 7, 21, 2005; July 6, 19, 2005; August 2, 2005; September 6, 2005; October 4, 2005; March 21, 2006; April 4, 2006; June 6, 20, 2006; July 18, 2006; August 1, 2006; September 5, 19, 2006; October 3, 2006; November 7, 21, 2006; December 5, 19, 2006; and to approve the destruction of

Executive Session verbatim records that have been approved for release in written form as follows: July 20, September 21, October 5, November 16, December 7, 2004; and February 15, June 1, 2005.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Mayor White seconded by Commissioner Schilling moved to adjourn at 7:51 p.m.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

/s/ Susan J. O'Brien
City Clerk

The City Council of the City of Mattoon held a special meeting in the Council Chambers at City Hall on January 30, 2007 at 8:00 a.m.

Mayor White presiding.

Mayor White led the Pledge of Allegiance.

The following members of the Council answered roll call in person: YEA Commissioner David Cline, YEA Commissioner Randy Ervin, YEA Commissioner Joseph McKenzie, YEA Commissioner David Schilling, YEA Mayor Charles E. White.

Also in attendance in person were City personnel: City Administrator Alan Gilmore, City Attorney/Treasurer J. Preston Owen, Public Works Director David Wortman, Police Chief Larry Metzelaars, Fire Chief Michael Chism, Community Development Coordinator Kyle Gill, and City Clerk Susan O'Brien.

NEW BUSINESS:

Mayor White requested Attorney/Treasurer Owen to elaborate on the motion before the Council. Attorney/Treasurer Owen gave the background on the search for an alternative electricity provider, which was certified within Amerencips' service area, due to the increased rates of Amerencips. The "buying group" consisted of City of Mattoon, City of Charleston, Mattoon and Charleston School Districts, and Coles County.

Bids are guaranteed only for the date of the bid. Council discussed the options, coverage, and municipality's special rate with Attorney/Treasurer Owen, Director Wortman, and Herb Meeker of the Journal Gazette.

Mayor White seconded by Commissioner Schilling moved to approve Council Decision Request 2007-711, approving and authorizing the Mayor to act as the agent for the City of Mattoon and negotiate, accept and sign any and all documents necessary to bind the City of Mattoon for the acquisition of power for use by the City of Mattoon for the period ending in May 2008, so long as the charges for the power are less than those charged by AmerenCIPS.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

Mayor White seconded by Commissioner Ervin moved to adjourn at 8:10 a.m.

Mayor White opened the floor for discussion. No discussion.

Mayor White declared the motion carried by the following vote: YEA Commissioner Cline, YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor White.

/s/ Susan J. O'Brien
City Clerk

BILLS AND PAYROLL ARE AVAILABLE IN A SEPARATE FILE.

NEW BUSINESS:

**CITY OF MATTOON, ILLINOIS
SPECIAL ORDINANCE NO. 2007-1194**

**AN ORDINANCE DECLARING PERSONAL PROPERTY OWNED BY THE
MUNICIPALITY SURPLUS AND AUTHORIZING ITS SALE**

**BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES
COUNTY, ILLINOIS, as follows:**

Section 1. The following vehicles have been identified and are hereby declared surplus to the needs of the City of Mattoon; 1982 Ford F150 (1FTDF15G3CLA27286), 1993 Chevy 2500 (1GCGK24K7PE196872), 1993 Chevy 3500 (1GBHC34J2PE229019), 1989 Chevy Blazer (1GNCT18Z2K0139411).

Section 2. The City of Mattoon, Illinois does not express any warranty or imply any statement of condition in regard to this vehicle.

Section 3. The Mayor and City Clerk are hereby authorized to administratively sell and convey title to the property listed on the exhibits to this ordinance to the highest bidder without further formal consideration or approval by the City Council.

Section 4. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 5. This ordinance shall be effective upon its approval as provided by law.

Upon motion by _____, seconded by _____,
adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____

ABSENT (Names): _____

Approved this _____ day of _____, 2007.

Charles E. White, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.

CITY OF MATTOON, ILLINOIS

SPECIAL ORDINANCE NO. 2007-1195

**AN ORDINANCE AUTHORIZING SALE OF SURPLUS REAL ESTATE OWNED BY
THE MUNICIPALITY AT LAKE MATTOON TO DONATO CIADELLA**

WHEREAS, state statute (65 ILCS 5/11-76-4.1) enables the corporate authorities to accept any contract proposal determined by them to be in the best interest of the municipality by a vote of two-thirds of the corporate authorities then holding office, but in no event at a price less than 80% of the appraised value; and

WHEREAS, by Resolution 2007-2679, adopted January 16, 2007, the City Council made a finding that the real estate owned by the municipality that is the subject of this ordinance is no longer necessary or required for the use of the municipality; and

WHEREAS, said resolution authorized the management staff to solicit offers for the sale of this real estate provided that any such sale shall be subject to ratification by a special ordinance of the City Council; and

WHEREAS, Donato Ciadella has made an offer to purchase the property for \$3,560; and

WHEREAS, Donato Ciadella owns the adjacent property and his is the only property capable of providing access to property being sold; and

WHEREAS, Ronald C. Rardin of Ealy's Appraisals determined \$3,560 was the fair market value of the real estate as of January 5, 2007.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, as follows:

Section 1. The city attorney is authorized to prepare closing documents and the mayor and city clerk are authorized to sign documents conveying a warranty deed to the real estate described in Section 3 of this ordinance to Standard Bank and Trust #18261 (as the proxy of Donato Ciadella), subject to a payment in the amount of \$3,560. The purchase price will be due at closing. Donato Ciadella shall assume financial responsibility for the costs of the final search, policy fee and a \$3,560 title insurance policy issued by Wetzel Land Title Services, Inc. that insures Buyer that the municipality has sufficient title to sell this real property. The City of Mattoon will pay for the preliminary title search completed by Wetzel Land Title Services, Inc., and;

Section 2. The real estate to be conveyed pursuant to this ordinance is legally described as:

A part of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36), Township Eleven (11) North, Range Six (6) East of the Third Principal Meridian being more particularly described as follows:

Commencing at the northwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36), Township Eleven (11) North, Range Six (6) East of the Third Principal Meridian; thence azimuth 180 degrees 18 minutes 54 seconds (based on previous local surveys) along the west line of said Quarter-Quarter ($\frac{1}{4}$ - $\frac{1}{4}$) a distance of 794.0 feet to the northeast corner of Lot One (1) of Lake Hills Subdivision,

Shelby County, Illinois and the point of beginning; thence azimuth 91 degrees 8 minutes 10 seconds along the extension of the north line of said Lot One (1) a distance of 76.40 feet; thence azimuth 180 degrees 12 minutes 36 seconds a distance of 25.21 feet thence azimuth 224 degrees 45 minutes 53 seconds a distance of 11.79 feet; thence azimuth 210 degrees 21 minutes 45 seconds a distance of 39.58 feet; thence azimuth 198 degrees 16 minutes 38 seconds a distance of 42.90 feet; thence azimuth 215 degrees 15 minutes 18 seconds a distance of 27.41 feet; thence azimuth 239 degrees 6 minutes 56 seconds a distance of 7.41 feet; thence azimuth 171 degrees 18 minutes 15 seconds a distance of 8.71 feet; thence azimuth 245 degrees 33 minutes 20 seconds a distance of 15.92 feet to the east line of said Lot One (1); thence azimuth 0 degrees 18 minutes 54 seconds along said east line a distance of 151.37 feet to the point of beginning, situated in Ash Grove Township, Shelby County, Illinois and containing 7119 square feet (0.16 acres) more or less.

Section 3. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 4. This ordinance shall be effective upon its approval as provided by law.

Upon motion by _____, seconded by _____, adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____
ABSENT (Names): _____

Approved this _____ day of _____, 2007.

Charles E. White, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.

**CITY OF MATTOON
COUNCIL DECISION REQUEST**

MEETING DATE: 02/06/2007 CDR NO: 2007-712 SUBJECT: Appointments-
Tourism Board &
Festival Mgt

SUBMITTAL DATE: 01/30/2007

SUBMITTED BY: Susan O'Brien, City Clerk
For Commissioner Randy Ervin

EXPENDITURE	AMOUNT	CONTINGENCY FUNDING
ESTIMATE: N/A	BUDGETED: N/A	REQUIRED: N/A

IF IT IS THE WISH OF THE COUNCIL TO SUPPORT RECOMMENDATIONS
CONTAINED IN THIS REPORT, THE FOLLOWING MOTION IS SUGGESTED:

“I move to ratify the appointment of Keith Summers to the Tourism Board for the unexpired term of Paul Saegesser, expiring 09/01/2007, and to ratify the appointment of Penny Youngblood to the Festival Management Committee to fill the unexpired term of Pat Gaines through 04/30/2007.”

SUMMARY OF THE TOPIC FOR WHICH A COUNCIL DECISION IS REQUESTED:

Commissioner Ervin has contacted each of the appointees with each stating their willingness to serve the abovementioned terms.

CITY OF MATTOON, ILLINOIS

SPECIAL ORDINANCE NO. 2007-1196

**AN ORDINANCE APPROVING AN INTEREST RATE AND TERMS FOR A \$91,000
LOAN FROM THE REVOLVING LOAN FUND TO JOHN AND DONNA CRAIG (DBA
AS SHIMERZ GLASS AND MIRROR) TO ASSIST WITH THE PURCHASE OF
EQUIPMENT, INVENTORY AND WORKING CAPITAL AT THE SHIMERZ
FACILITY IN THE CITY OF MATTOON, ILLINOIS**

WHEREAS, the City of Mattoon has a Community Development Assistance Program (CDAP) Revolving Loan (RLF) Program, and,

WHEREAS, John and Donna Craig, have submitted a Revolving Loan Fund (RLF) Application for RLF funds in the amount of ninety-one thousand dollars (\$91,000) for the purchase of equipment, inventory and working capital to be located at the Shimerz commercial facility located at 1616 Lake Land Boulevard in the City of Mattoon, Illinois and,

WHEREAS, the Mattoon Revolving Loan (RLF) Committee has reviewed said RLF Application and recommends City Council approval in accordance with applicable Federal, State and Local guidelines and subject to certain conditions,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mattoon as follows:

Section 1. That the City Council hereby approves the John and Donna Craig RLF loan request in the amount of ninety-one thousand dollars (\$91,000) for a fixed annual interest rate of 3% for a term of ten (10) years for the purchase of equipment, inventory and working capital.

Section 2. The Municipal Clerk is hereby directed to file a certified copy of this ordinance in the City Revolving Loan File.

Section 3. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 4. This ordinance shall be effective upon its approval as provided by law.

Upon motion by _____, seconded by _____ adopted
this 6th day of February, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____

ABSENT (Names): _____

Approved this 6th day of February, 2007.

Charles E. White, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.

Attachment (1)

Report from the Administrator of the Revolving Loan Fund

MEMO

TO: City of Mattoon IL RLF Committee

FROM: Doug McDermid - Director, Coles Co Reg Planning (Mattoon RLF Coordinator)

DATE: January 24, 2007

SUBJECT: John & Donna Craig (Shimerz Mirror and Glass: Equip, Invent & Working Capital).

I have reviewed the above referenced Mattoon RLF Loan Application for John and Donna Craig and would like to relate the following:

1. TOTAL PROJECT COST: \$ 182,000
2. PROPOSED SOURCE OF FUNDS: \$ 72,829 – 1st Nat'l Bank, Mattoon IL*
\$ 91,000 - RLF
\$ 18,203 – Owner Equity
* = includes \$29,131 SBA 504 Commitment
3. PROPOSED FUNDS USE: *RLF:* "Equipment, Inventory & Working Capital"
Bank: " "
Owner Equity: " "
4. TERM & INTEREST RATE: *Bank:* Market rate, 20 year term
RLF: 3% fixed, 10 yr term
5. COLLATERAL: *Bank:* 1st Blanket Lien on Equipment (SBA = 2nd Blanket Lien on Equipment), Owners Personal Guarantee
CDAP: 3rd Blanket Lien on Equip, Own. Personal Guarantee
6. REASON FOR RLF PARTICIPATION: Bank & Owner Equity cannot finance entire amount, "gap" financing needed.
7. NUMBER OF FULL TIME EQUIVALENT
(FTE) JOBS TO BE CREATED: 12 Full-Time-Equivalent (FTE) jobs created over 2 yrs
(at least 7 or 51% "low/mod")
8. REMARKS/RECOMMENDATION: Coles County Regional Planning Commission (CCRP&DC)
recommends approval based on above structure.

**City of Mattoon
Council Decision Request**

MEETING DATE	2/06/2007	ITEM NO: 2007-713	SUBJECT: Mid-town TIF Incentive Review Committee recommendations
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SUBMITTAL DATE: 1/31/2007

SUBMITTED BY: Alan Gilmore, City Administrator

EXHIBITS (If applicable): 1/5/07 Summary Memo to Incentive Review Committee

EXPENDITURE	AMOUNT	CONTINGENCY FUNDING
ESTIMATE: FY'08 \$22,356	BUDGETED: N/A	REQUIRED: \$40,000+End Bal.

IF IT IS THE WISH OF THE COUNCIL TO SUPPORT RECOMMENDATIONS CONTAINED IN THIS REPORT, THE FOLLOWING MOTION IS SUGGESTED:

“I, Mayor Charles E. White, move to accept the recommendations of the Mid-town Incentive Review Committee for the following projects: ”

SUMMARY OF THE TOPIC FOR WHICH A COUNCIL DECISION IS REQUESTED:

1. Steve Hardin dba: Jack & Bills Clothing; 1628 Broadway

The committee recommends an annual subsidy grant of \$3,818 for a term of 10 years for a new façade with new signage on the front and back along with emergency structural repairs to the store's rear entrance.

2. Robert Duncan vacant bldg; 1824 Broadway

The committee recommends an annual subsidy grant of \$2,868 for a term of 10 years for a new façade, removal and replacement of the failing lower and upper rear wall, and new roofing.

3. Apostolic Church-Time Theater bldg.; 1416 Broadway

The committee recommends an annual subsidy grant of \$4,044 for a term of 10 years for tuck pointing the exterior masonry surfaces and a new roof system.

4. Cory Sander dba: Sander's Real Estate; 1400, 1402, 1404 Broadway

The Committee recommends an annual subsidy grant of \$5,468 for a term of 10 years for tuck pointing the exterior masonry surfaces and a new roof system.

5. Mike Kallis dba: Sound Source Music; 1609 Broadway

The committee recommends a grant of up to \$5,000 for a structural analysis of the building to determine the feasibility of modifying the façade to eliminate one of the entrances and relocating wall to convert upper story space into apartments.

6. Renee England dba; Merle Norman Cosmetics; 1608 Broadway

The committee recommends a grant of up to \$2,000 for a replacement awning and exterior lighting.

January 5, 2007

Memo to: Mid-town TIF Incentive Review Board; Mayor White, Planning Commission Chairman Gary Boske, Mattoon Chamber Executive Director Mary Wetzel, City Attorney & Treasurer Preston Owen, Community Development Coordinator Kyle Gill, Public Works Director David Wortman

From: City Administrator Alan Gilmore

Date: January 12, 2007

Subject: Mid-town TIF applications submitted for review

Enclosed you will find copies of 6 application for your review. I have tentatively set a meeting date and time to jointly review these applications of 9:30 A.M.; Thursday, January 25, 2007. Please contact me at your earliest convenience if this date and time don't work for your schedule.

The following is a brief synopsis of the 6 applications:

1. Steve Hardin dba: Jack & Bills Clothing, 1628 Broadway Avenue (Phase 1 TIF Area)

Mr. Hardin is requesting TIF assistance to rehabilitate the façade of his store building, with exterior finishes similar to that of the recently remodeled K. C. Summers' "Toyota Building". He also wants to address a drainage issue at the rear of his store that has caused structural damage to the rear entry. Mr. Hardin also wants to replace the carpeting in his sales and fitting areas. Cost estimates are attached and appear correct.

2. Robert M. Duncan 1824 Broadway Avenue (Phase 1 Mid-town TIF Area)

Mr. Duncan states in his application that he wants to completely restore this building with the intent of renting the first floor for retail purposes and renting the 2nd floor as a 1 bed room apartment. The back wall of this building is severely bowed out. Collapse of the building and adjacent structures is a concern. Mr. Duncan is requesting \$10,980 for façade restoration, \$23,600 for emergency repairs, and \$30,046.50 for code compliance issues and all other relate building rehabilitation costs. Cost estimates from Schrock Inc. are attached and appear correct.

3. Apostolic Church 1416 Broadway Avenue (Phase 1 Mid-town TIF Area)

Rev. Derold Doughty's congregation has purchase the former Time Theater and have converted it into a Performing Arts Center. On the front cover Rev. Doughty indicates he is applying for an \$80,000 grant, however on page 5, item #14-Sources & Uses of Funds he indicates \$26,883 for façade restoration, \$20,600 for code compliance building components bringing the TIF portion of the project costs to \$47,483. It is my understanding that the Owner Equity of \$23,587 will be contributed in the form of "Sweat Equity" performed by members of the congregation.

4. Cory Sanders 1400, 1402 & 1404 Broadway Avenue (Phase 1 Mid-town TIF Area)

Cory Sanders offer has been accepted on this building and intends to use the 1400 & 1402 portions of the building on the corner for his real estate business. He anticipates hiring up to 4

more full time employees and 2 part time employees for his business. Cory has commitments from Personal Portraits Photo Studio and Information Technology Service to jointly occupy the 1404 portion of the building. Cory has quotes to tuck point the entire building and to repair sections of the roof and then install a new insulated roofing system. Additionally he has included quotes for 3 complete new HVAC systems for the 2 downstairs spaces and 1 for the entire upstairs space. It appears Cory will invest approximately \$164,905 in building which includes the purchase of the real estate. He is requesting \$80,000 of TIF incentives to complete the project.

5. Mike Kallis 1609 Broadway Avenue (Phase 1 Mid-town TIF Area)

Mike wants to refurbish the façade of his Sound Source Music Store and remodel an apartment on the 2nd floor. This will involve relocating the entry ways into the store and possibly moving walls in the apartment. Before he undertakes this project he wants to get professional advice from an architect or structural engineer. The City Code enforcement office likes this concept as it helps them in their review of the project and it will give Mike more accurate cost estimates. Mike is asking for a grant not to exceed \$5,000 to pay for the structural analysis and construction plans.

6. Renee England 1608 Broadway Avenue (Phase 1 Mid-town TIF Area)

Renee plan to install a new awning and lighting on the façade of her building. She also wants to install a new HVAC system along with new flooring and display cabinets. Renee's application indicates that she will add 1 new full time employee. The total cost of Renee's project is \$31,157 for which she is requesting \$16,041 in TIF assistance.

**City of Mattoon
Council Decision Request**

MEETING DATE: 02/06/07 CDR NO: 2007-714 SUBJECT: Hiring of two police officers for
Mattoon Police Department

SUBMITTAL DATE: February 2, 2007

SUBMITTED BY: Larry L. Metzelaars, Chief of Police, Mattoon Police Dept.

APPROVED FOR Alan L. Gilmore,
COUNCIL AGENDA: City Administrator

Date

EXHIBITS (If applicable):

EXPENDITURE	AMOUNT	CONTINGENCY
FUNDING		
ESTIMATE: \$102,950.46	BUDGETED: \$102,950.46	REQUIRED: None

IF IT IS THE WISH OF THE COUNCIL TO SUPPORT RECOMMENDATIONS CONTAINED IN THIS REPORT, THE FOLLOWING MOTION IS SUGGESTED:

“I move that the City Council approve the hiring of Andrew D. Warner who has passed all necessary exams, and Ryan C. Koop, pending his passing a medical exam, as full-time Probationary Police Officers for the Mattoon Police Department, both to be effective February 18, 2007.”

SUMMARY OF THE TOPIC FOR WHICH A COUNCIL DECISION IS REQUESTED:

The authorized number of sworn officers for the Mattoon Police Department is 42; however, at the present time there are 40 sworn officers due to the retirement of Capt. William E. Boyle on 11-19-05 (has not yet been replaced) and the recent death of Lt. Brian Jacobs on 10-28-06.

In order to maintain necessary staffing levels, Chief Larry Metzelaars recommends that two probationary patrolmen be hired at this time. The Mattoon Board of Fire and Police Commissioners have advised that the next two qualified candidates from the current eligibility list are Andrew D. Warner of Effingham, IL, and Ryan C. Koop of Wheaton, IL.

Candidate Warner has passed an extensive background investigation and psychological and medical examinations, and it is Chief Metzelaars' recommendation that he be hired as probationary patrolman effective February 18, 2007, which is the first day of the next Basic Law Enforcement Course at the Police Training Institute in Champaign, IL.

Candidate Koop has passed an extensive background investigation and a psychological exam. He is scheduled for a medical exam during the week of February 5, 2007, and subject to successful completion of said medical exam, Chief Metzelaars recommends that he be hired as a probationary patrolman effective February 18, 2007, so that he may also be enrolled in the Basic Law Enforcement Course at the Police Training Institute.

The above estimated expenditure was calculated as follows: Police contract 06/07 starting salary for Patrolman \$36,926.28 plus 39.4% benefits pkg of \$14,548.95 totaling \$51,475.23 times TWO officers for a total expenditure of \$102,950.46 which is within the budget

of the Mattoon Police Department for 2006/2007 fiscal year.

MEETING DATE:	02/06/07	CDR NO: 2007-715	SUBJECT: West wall of 1611 Broadway
SUBMITTAL DATE:	02/01/07		
SUBMITTED BY:	Kyle Gill, Community Development Coordinator		
APPROVED FOR COUNCIL AGENDA:	Alan Gilmore City Administrator		<hr/> Date

EXPENDITURE	AMOUNT	CONTINGENCY FUNDING
ESTIMATE: \$25,000	BUDGETED: \$0	REQUIRED: N/A

“I move to approve the bid specifications for the tuck pointing of the west wall at 1611 Broadway Ave. and authorize the City Clerk’s Office to advertise for bids for such work.”

Tuck-point if done properly should last 25 plus years.

BID SPECIFICATIONS FOR TUCK-POINTING THE WEST WALL OF 1611 BROADWAY AVE., MATTOON, ILLINOIS.

SCOPE

The work includes:

Power-wash the exterior masonry walls to clean and prepare for masonry sealer.

Grind out all mortar joints to a minimum of $\frac{3}{4}$ inch in depth.

Remove and replace all spalled brick or brick with efflorescence face with a matching brick.

Remove limestone caps and install flashing and drip edge.

Tuck-point all mortar joints with the correct type of mortar and color to match existing as close as possible.

Acid wash all masonry to remove chalk from exterior.

Apply a flood coat of a siloxane water repellent sealer to cover all exterior wall surfaces.

Clean up and remove from worksite, all debris created by the above work.

All work on this project, shall be in accordance with the manufacturers recommended installation specification and standard industry practices, and procedures. It shall be the responsibility of the contractor to follow all OSHA, Federal, State, and EPA required guidelines.

CLEANING EXISTING MASONRY

- A. Clean all exposed surfaces of masonry using materials specified, so that resulting surfaces have a uniform appearance.
- B. When cleaning stains and tough dirt, test masonry for composition and select appropriate cleaner in accordance with manufacturer's instructions and recommendations; use cleaner and cleaning methods selected to minimize damage to surfaces and deterioration of appearance.

PREPARATION & REPAIR OF BRICK

- A. Saw-cut and rake out all areas where work is to be performed. Saw-cutting of joints shall be a minimum of $\frac{3}{4}$ inch in depth from the face of the brick surface.
- B. Remove and replace all brick units which are broken or severely spalled with brick which matches existing as close as possible.
- C. Remove all deteriorated and or cracked caulking as needed. Surface must be sufficiently brushed and wiped clean prior to caulk replacement. Existing caulk, if structurally firm and sound can be left in place.
- D. Inspect weep holes for clogging, if clogged clean to allow proper drainage.
- E. Tuck-point mortar joints using qualified and experienced tuck-pointing craftsmen.
- F. Use Type N or O mortar which matches existing mortar color and texture.
- G. Brick mortar joints shall be tooled to match existing profile.

JOINT SEALER PREPARATION

- A. Surfaces must be structurally sound, dry, clean, and free of dirt, moisture, rust, and paint.
- B. Use primer where required by manufacturers instructions.
- C. Depth of sealant to be ½ width of joint to allow proper movement.
- D. Follow manufacturer's recommendations for installation for best practice.

JOINT SEALER APPLICATION

- A. Apply joint sealer when ambient temperatures are above 40°F.
- B. Joint should be tooled to ensure correct bead configuration, and to assure maximum adhesion to the sides of the joint.
- C. Store materials at room temperature until ready to begin application.
- D. Allow sealants to properly cure according to manufacturers instructions.

PENETRATING SEALER PREPARATION

- A. Protect adjacent surfaces to prevent accidental application to surfaces not indicated to receive sealer; remove accidental applications from surfaces immediately, following manufacturer's instructions.
- B. After mortar has sufficiently cured, as per the manufacturer's specifications, apply by brush
and or by spraying a one coat application of a mild chemical masonry cleaner to all exterior
masonry surfaces to remove efflorescence and lime deposits.
- C. Rinse, wash off cleaner per the manufacturer's specifications using, low to medium pressure water.

PENETRATING SEALER APPLICATION

- A. After masonry surfaces are thoroughly cleaned and completely dry, apply by low pressure
spray, one completely flooded application of a siloxane clear masonry water repellent sealer.
- B. Apply sealer in accordance with manufacturer's instructions for indicated project conditions.
- C. Addition of materials to sealer is prohibited, except as recommended by manufacturer.

CLEANING AND PROTECTION

- A. At completion of work, remove protective coverings.
- B. If surfaces that should have been protected from damage by this work have been damaged, clean, repair or replace to the satisfaction of the Owner.
- C. Repair or replace damaged treated surfaces.
- D. Protect completed work from damage during construction.

CITY OF MATTOON, ILLINOIS

RESOLUTION No. 2007 -2680

A RESOLUTION OF THE CITY OF MATTOON, COLES COUNTY, ILLINOIS (1) ESTABLISHING THE DATE, TIME AND PLACE OF A PUBLIC HEARING ON THE ADOPTION OF ORDINANCES APPROVING A REDEVELOPMENT PLAN AND A REDEVELOPMENT PROJECT AREA AND ADOPTING TAX INCREMENT FINANCING FOR AN APPROXIMATELY 139.7 ACRE AREA GENERALLY LOCATED WITHIN THE FOLLOWING BOUNDARIES WITHIN THE CITY: A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, COLES COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR SOUTH ROUTE 45 TIF DISTRICT MATTOON, ILLINOIS

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, COLES COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 87° 47' 27" EAST, 138.40 FEET ALONG THE NORTH LINE OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED ON DOCUMENT NUMBER 681624 IN THE COLES COUNTY RECORDER'S OFFICE; THENCE NORTH 87° 47' 27" EAST, 447 FEET MORE OR LESS ALONG THE NORTH LINE OF SAID TRACT TO A POINT BEING ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF S.A. ROUTE 19 STATION 67+22.2, 33 FEET LEFT; THENCE SOUTHEASTERLY 66.00 FEET TO THE SOUTHEASTERN RIGHT-OF-WAY LINE OF S.A. ROUTE 19; THENCE ALONG THE

SOUTHEASTERN RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT IN A SOUTHWESTERN DIRECTION, CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 227.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH ALONG THE EASTERN RIGHT-OF-WAY LINE OF S.A. ROUTE 19, 869.23 FEET TO A POINT OF CURVATURE AT S.A. ROUTE 19 STATION 55+72.93, 33 FEET RIGHT; THENCE ALONG THE SOUTHEASTERN RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT IN A SOUTHWESTERLY DIRECTION, CONCAVE TO THE NORTHWEST WITH A RADIUS OF 263.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY OF S.B.I. ROUTE 25 (US ROUTE 45); THENCE SOUTHERLY ALONG THE EASTERN RIGHT-OF-WAY LINE OF S.B.I. ROUTE 25 (US ROUTE 45) AS MONUMENTED AND OCCUPIED ON THE FOLLOWING DESCRIBED COURSES: SOUTHERLY TO S.B.I. ROUTE 25 STATION 31+63.93, 200.00 FEET LEFT; WESTERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 31+63.93, 146.22 FEET LEFT; SOUTHERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 41+66, 125 FEET LEFT; SOUTHERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 57+49.91, 147 FEET LEFT; SOUTHERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 62+00, 120 FEET LEFT; SOUTHERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 68+55, 120 FEET LEFT; WESTERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 68+55, 117 FEET LEFT; SOUTHERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 70+63, 117 FEET LEFT; EASTERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 70+63, 150 FEET LEFT; SOUTHERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 72+82.51, 150 FEET LEFT; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 2 OF LAKELAND DEVELOPMENT PHASE I AS RECORDED ON DOCUMENT NUMBER 605697 ON PLAT BOOK 5 AT PAGE 165, POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF S.B.I. ROUTE 25 (U.S. ROUTE 45); THENCE SOUTH $89^{\circ} 39' 03''$ WEST, 196.07 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EAST LINE OF LAKER AVENUE; THENCE CONTINUE SOUTH $89^{\circ} 39' 03''$ WEST, 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKER AVENUE; THENCE NORTH $00^{\circ} 20' 57''$ WEST, 483.56 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID LAKELAND DEVELOPMENT PHASE I, POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF LAKER AVENUE; THENCE SOUTH $89^{\circ} 39' 03''$ WEST, 462.5 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAKER AVENUE; THENCE NORTH $00^{\circ} 20' 57''$ WEST, 244.00 FEET ALONG THE EAST LINE OF LOT 12 AND THE SOUTHERN EXTENSION THEREOF TO THE NORTHEAST CORNER OF LOT 12 OF SAID LAKELAND DEVELOPMENT PHASE I; THENCE SOUTH $89^{\circ} 39' 03''$ WEST, 105 FEET ALONG THE NORTH LINE OF SAID LOT 12 TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH $00^{\circ} 20' 57''$ EAST, 244.00 FEET ALONG THE WEST LINE OF SAID LOT 12 AND SOUTHERN EXTENSION THEREOF TO THE SOUTH LINE OF LAKER AVENUE; THENCE SOUTH $89^{\circ} 39' 03''$ WEST, 340.50 FEET ALONG THE SOUTH LINE OF SAID LAKER AVENUE TO THE NORTHWEST CORNER OF LOT 11 OF SAID LAKELAND DEVELOPMENT PHASE I; THENCE SOUTH $00^{\circ} 20' 57''$ EAST, 184.00 FEET ALONG THE WEST LINE OF LOT 11 TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE SOUTH $89^{\circ} 39' 03''$ WEST, 910.73 FEET ALONG THE WESTERLY EXTENSION OF THE SOUTHERN LINE OF LOTS 4 THROUGH 11 OF SAID LAKELAND DEVELOPMENT PHASE I TO AN IRON PIN IN THE SOUTHEASTERLY

RIGHT-OF-WAY LINE OF F.A.I. ROUTE 57; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERN RIGHT-OF-WAY AS MONUMENTED AND OCCUPIED TO F.A.I. ROUTE 57 STATION 490+00, 125 FEET RIGHT; THENCE NORTHEASTERLY 500.4 FEET ALONG THE SAID SOUTHEASTERN RIGHT-OF-WAY LINE TO F.A.I. STATION 495+00, 145.00 FEET RIGHT; THENCE NORTHEASTERLY TO THE NORTHWESTERN RIGHT-OF-WAY LINE OF F.A.I. ROUTE 57 AS MONUMENTED AND OCCUPIED AT STATION 496+45, 156.50 LEFT, POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2 TO THE SOUTHWEST CORNER OF A TRACT AS DESCRIBED IN A TRUSTEE'S DEED ON BOOK 874 AT PAGE 300 ON DOCUMENT NUMBER 567599 IN THE COLES COUNTY RECORDER'S OFFICE; THENCE EASTERLY, 310 FEET ALONG THE SOUTH LINE OF SAID TRACT ON DOCUMENT NUMBER 567599 TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTHERLY 702.50 FEET ALONG THE EAST LINE OF SAID TRACT ON DOCUMENT NUMBER 567599 TO THE NORTHEAST CORNER OF SAID TRACT; THENCE WESTERLY 10.00 FEET ALONG THE NORTH LINE OF SAID TRACT ON DOCUMENT NUMBER 567599 TO THE SOUTHEAST CORNER OF A TRACT AS DESCRIBED IN A DEED LABELED TRAILER PARK PROPERTY ON BOOK 788 AT PAGE 303 IN THE COLES COUNTY RECORDER'S OFFICE; THENCE NORTHERLY 660 FEET ALONG THE EAST LINE OF SAID TRAILER PARK PROPERTY TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE CONTINUE NORTH 20 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF LAKE PARADISE ROAD; THENCE EASTERLY ALONG THE NORTHERN RIGHT-OF-WAY OF SAID LAKE PARADISE ROAD TO THE SOUTHWEST CORNER OF THE L & K MOTEL PARCEL AS DESCRIBED IN A TRUSTEE'S DEED AS TRACT II ON DOCUMENT NUMBER 593383 IN THE COLES COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID L & K MOTEL PARCEL ON THE FOLLOWING DESCRIBED COURSES: NORTH 00° 04' 13" WEST, 375.76 FEET ALONG THE WESTERN BOUNDARY LINE OF L & K MOTEL PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 89° 43' 50" EAST, 155.17 FEET ALONG THE NORTHERN BOUNDARY LINE OF L & K MOTEL PARCEL TO THE NORTHEAST CORNER OF SAID L & K MOTEL PARCEL, POINT ALSO BEING THE NORTHWEST CORNER OF L & K RESTAURANT PARCEL AS DESCRIBED AS TRACT I ON DOCUMENT NUMBER 593383 IN THE COLES COUNTY RECORDER'S OFFICE; THENCE SOUTH 89° 43' 50" EAST, 145.78 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.B.I. ROUTE 25 (U.S. ROUTE 45); THENCE NORTHERLY 950.13 FEET MORE OR LESS TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 14+85, 100 FEET RIGHT; THENCE EASTERLY TO THE POINT OF BEGINNING, ENCOMPASSING 139.7 ACRES, MORE OR LESS, CONTAINING 53.5 ACRES, MORE OR LESS, OF RIGHT-OF-WAY AREA.

NET AREA OF TIF DISTRICT WHICH EXCLUDES EXISTING RIGHT-OF-WAY IS 86.2 ACRES, MORE OR LESS.

**PREPARED BY: HDC ENGINEERING, LLC
201 W. SPRINGFIELD AVE.
CHAMPAIGN, IL 61820
DATE: FEBRUARY 2, 2007
HDC PROJECT NO.: 06491**

**(2) PROVIDING FOR THE GIVING OF PUBLIC NOTICE OF SUCH HEARING,
AND**

**(3) CONVENING AND PROVIDING FOR THE GIVING OF NOTICE OF A
MEETING OF A JOINT REVIEW BOARD TO MAKE A RECOMMENDATION TO
THE CITY CONCERNING SUCH PROPOSED PLAN, PROJECT AND PROJECT
AREA.**

WHEREAS, the City is a duly constituted and existing municipality within the meaning of Section 1 of Article VII of the 1970 Constitution of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, as amended, 65 ILCS 5/11-1-1 *et seq.* (the “**Municipal Code**”); and

WHEREAS, the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “**TIF Act**”), authorizes Illinois municipalities to adopt a redevelopment plan and a redevelopment project and designate a redevelopment project area with improvements to be made pursuant to such redevelopment plan and redevelopment project to be financed through tax increment allocation financing; and

WHEREAS, prior to the passage of any ordinance adopting a redevelopment plan or redevelopment project or designating a redevelopment project area, the corporate authorities must hold a public hearing for the purpose of considering comments and hearing and determining protests and objections by interested persons or affected taxing districts; and

WHEREAS, notice of the aforesaid public hearing must be given by publication in a newspaper of general circulation and by mailing to affected persons and taxing districts and the Illinois Department of Commerce and Community Affairs; and

WHEREAS, under the TIF Act, the City is required to convene a joint review board to make recommendations to the City concerning such proposed plan, project and project area; and

WHEREAS, the City has considered the desirability of undertaking a redevelopment project in the 139.7 acre area generally located within the following boundaries of the City: **A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL**

MERIDIAN; THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, COLES COUNTY, ILLINOIS.

WHEREAS, the City Council has adopted a resolution providing for the engagement of Peckham Guyton Albers & Viets, Inc. (“PGAV”) as the City’s consultants, and sent a copy of such resolution to each of the taxing districts to which notice is also to be given under Section 2(b) of this resolution; and

WHEREAS, pursuant to the requirements of Section 11-74.4-5 of the TIF Act, the City made available for public inspection on January 26, 2007, in the offices of the City Clerk, a copy of a draft report dated January 25, 2007, entitled “Tax Increment Financing Redevelopment Plan & Project “South Route 45 Redevelopment Project Area” prepared for the City of Mattoon, Illinois by PGAV (the “**Eligibility Report**”) which provided in reasonable detail the basis for the proposed Redevelopment Project Area (as defined in Section 2 below) qualifying as a “blighted area” as defined in the Act; and

WHEREAS, at the request and on behalf of the City, PGAV has prepared the “Tax Increment Financing Redevelopment Plan & Project “South Route 45 Redevelopment Project Area” (the “**Project and Plan**”), a copy of which is now on file for public inspection at the offices of the City Clerk; and

WHEREAS, the purposes of the Project and Plan within the proposed Redevelopment Project Area are not reasonably expected to displace the residents of ten or more residential units and the City has so certified in the Project and Plan, and there are less than 75 inhabited residential units within the proposed South Route 45 Redevelopment Project Area; and

WHEREAS, the City Council, by Ordinance No. 2002-5154 adopted on November 19th, 2002, established an “interested parties” registry for each redevelopment project area created under the TIF Act and not terminated by the City, whether then existing or created after the date of the adoption of the ordinance, including the proposed South Route 45 Redevelopment Area, and adopted registration rules for such registries, all as required by the TIF Act; and

WHEREAS, the City Council, by Special Ordinance 2006-1179, adopted on October 3rd, 2006, amended the registration rules and created an interested parties registry for the proposed South Route 45 Redevelopment Project Area; and

WHEREAS, the City Administrator, acting as the designee of the Mayor pursuant to Section 2 of Ordinance No. 2006–1179, (i) created an interested parties registry (the “**Registry**”) for the proposed South Route 45 Redevelopment Project Area, (ii) made available copies of the TIF Interested Parties Registration Form at the principal offices of the City to all persons and organizations interested in registering in the Registry

as interested parties for the proposed South Route 45 Redevelopment Project Area, and (iii) caused public notice of the Registry and of the registration rules to be published one time on August 18th, 2006, in the Journal Gazette, a newspaper of general circulation in the City and qualified to carry legal notices;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Incorporation of Preambles; Findings of Fact. The preambles are incorporated into this resolution by this reference and made a part of this resolution. The City Council of the City adopts the factual statements in the preambles so incorporated as findings of fact.

Section 2. Authority. This Resolution is adopted pursuant to the TIF Act.

Public Hearing. A public hearing shall be held on April 3, 2007, beginning at 7:00 o'clock p.m. at the City Council Chambers, City Hall, 208 N. 19th Street, Mattoon, Illinois 61938-2838, on the adoption of ordinances approving a redevelopment plan and a redevelopment project for and designating as a redevelopment project area (the "**South Route 45 Redevelopment Project Area**") the area (i) legally described in ***Exhibit A*** and (ii) shown on the map attached as ***Exhibit B*** and generally located within the following boundaries of the City: **A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, COLES COUNTY, ILLINOIS.**

Section 3. and adopting tax increment financing within the Redevelopment Project Area. At or prior to such public hearing, any interested person or affected taxing district may file written objections with the City Clerk at the above address, and may be heard orally at the public hearing in respect to any issues embodied in the notice. At the public hearing, or at any adjourned session, the City Council will hear and determine all protests and objections presented to it orally or in writing.

Section 4. Publication and Mailing of Public Notice. Public notice of the public hearing in substantially the form set forth as ***Exhibit C*** shall be given as follows:

(a) By publication at least twice in the Journal Gazette or another newspaper published and of general circulation within Coles County, Illinois and the City and of general circulation within each of the taxing districts having property in the proposed South Route 45 Redevelopment Project Area, with the first such publication to be not more than thirty (30) days (March 5, 2007) and not

less than ten (10) days (March 21, 2007) prior to the date set for the public hearing.

(b) By certified mail, return receipt requested, to (i) all taxing districts of which taxable property is included within the proposed South Route 45 Redevelopment Project Area, and (ii) the Department of Commerce and Economic Opportunity. Such notice shall include (i) an invitation to each taxing district and to the Department of Commerce and Economic Opportunity to submit comments to the City prior to the public hearing concerning the subject matter of the public hearing, (ii) notice of the initial meeting of the joint review board convened in Section 5 below, (iii) a copy of the draft Eligibility Report, and (iv) a copy of the draft Project and Plan. Such notice shall be mailed on or before February 7, 2007, a date which is not less than forty-five (45) days prior to the date set for the public hearing.

(c) By certified mail, return receipt requested, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel lying within the proposed South Route 45 Redevelopment Project Area. If the general taxes for the preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding 3 years as the owners of such property. Such notice shall be mailed not later than March 21, 2007, a day which is not less than ten days prior to the date set for the public hearing.

(d) By first class mail, addressed to (i) each resident of the proposed South Route 45 Redevelopment Project Area, (ii) each address that the City, after a good faith effort, determines is located within 750 feet of the boundaries of the proposed Redevelopment Project Area, and (iii) each City resident and organization that has properly registered in the Registry. Such notice shall be mailed not later than February 8, 2007 a day which is not less than ten days prior to the date set for the public hearing.

Section 5. First Joint Review Board Meeting. The first meeting of the joint review board required under the Act shall be held beginning at 2:00 o'clock p.m., February 21, 2007 at City Council Chambers, City Hall, 208 N. 19th Street, Mattoon, Illinois 61938-2838, to review proposed ordinances approving the redevelopment plan, redevelopment project area and redevelopment project, together with the public record and applicable planning documents.

Section 6. Additional Authority. The Mayor, the City Clerk, the City Administrator, the City Attorney, and the other officers and employees of the City are each authorized to do such other things consistent with the terms of this Resolution as such officers and employees shall deem necessary or appropriate in order to effectuate the intent and purposes of this Resolution.

Section 7. Conflicting Ordinances, Etc. All prior ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this Resolution are repealed to the extent of such conflict.

Section 8. Severability. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Resolution.

Section 9. Effective Date. This Resolution shall be in full force and effect immediately upon its adoption.

Upon motion by _____, seconded by _____
adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____

ABSENT (Names): _____

Approved this _____ day of _____, 2007.

Charles E. White, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.

EXHIBIT A
LEGAL DESCRIPTION
FOR
SOUTH ROUTE 45 TIF DISTRICT
MATTOON, ILLINOIS

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, COLES COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 87° 47' 27" EAST, 138.40 FEET ALONG THE NORTH LINE OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED ON DOCUMENT NUMBER 681624 IN THE COLES COUNTY RECORDER'S OFFICE; THENCE NORTH 87° 47' 27" EAST, 447 FEET MORE OR LESS ALONG THE NORTH LINE OF SAID TRACT TO A POINT BEING ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF S.A. ROUTE 19 STATION 67+22.2, 33 FEET LEFT; THENCE SOUTHEASTERLY 66.00 FEET TO THE SOUTHEASTERN RIGHT-OF-WAY LINE OF S.A. ROUTE 19; THENCE ALONG THE SOUTHEASTERN RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT IN A SOUTHWESTERN DIRECTION, CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 227.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH ALONG THE EASTERN RIGHT-OF-WAY LINE OF S.A. ROUTE 19, 869.23 FEET TO A POINT OF CURVATURE AT S.A. ROUTE 19 STATION 55+72.93, 33 FEET RIGHT; THENCE ALONG THE SOUTHEASTERN RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT IN A SOUTHWESTERLY DIRECTION, CONCAVE TO THE NORTHWEST WITH A RADIUS OF 263.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY OF S.B.I. ROUTE 25 (US ROUTE 45); THENCE SOUTHERLY ALONG THE EASTERN RIGHT-OF-WAY LINE OF S.B.I. ROUTE 25 (US ROUTE 45) AS MONUMENTED AND OCCUPIED ON THE FOLLOWING DESCRIBED COURSES: SOUTHERLY TO S.B.I. ROUTE 25 STATION 31+63.93, 200.00 FEET LEFT; WESTERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 31+63.93, 146.22 FEET LEFT; SOUTHERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 41+66, 125 FEET LEFT; SOUTHERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 57+49.91, 147 FEET LEFT; SOUTHERLY TO S.B.I.

ROUTE 25 (U.S. ROUTE 45) STATION 62+00, 120 FEET LEFT; SOUTHERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 68+55, 120 FEET LEFT; WESTERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 68+55, 117 FEET LEFT; SOUTHERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 70+63, 117 FEET LEFT; EASTERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 70+63, 150 FEET LEFT; SOUTHERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 72+82.51, 150 FEET LEFT; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 2 OF LAKELAND DEVELOPMENT PHASE I AS RECORDED ON DOCUMENT NUMBER 605697 ON PLAT BOOK 5 AT PAGE 165, POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF S.B.I. ROUTE 25 (U.S. ROUTE 45); THENCE SOUTH $89^{\circ} 39' 03''$ WEST, 196.07 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EAST LINE OF LAKER AVENUE; THENCE CONTINUE SOUTH $89^{\circ} 39' 03''$ WEST, 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKER AVENUE; THENCE NORTH $00^{\circ} 20' 57''$ WEST, 483.56 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID LAKELAND DEVELOPMENT PHASE I, POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF LAKER AVENUE; THENCE SOUTH $89^{\circ} 39' 03''$ WEST, 462.5 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAKER AVENUE; THENCE NORTH $00^{\circ} 20' 57''$ WEST, 244.00 FEET ALONG THE EAST LINE OF LOT 12 AND THE SOUTHERN EXTENSION THEREOF TO THE NORTHEAST CORNER OF LOT 12 OF SAID LAKELAND DEVELOPMENT PHASE I; THENCE SOUTH $89^{\circ} 39' 03''$ WEST, 105 FEET ALONG THE NORTH LINE OF SAID LOT 12 TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH $00^{\circ} 20' 57''$ EAST, 244.00 FEET ALONG THE WEST LINE OF SAID LOT 12 AND SOUTHERN EXTENSION THEREOF TO THE SOUTH LINE OF LAKER AVENUE; THENCE SOUTH $89^{\circ} 39' 03''$ WEST, 340.50 FEET ALONG THE SOUTH LINE OF SAID LAKER AVENUE TO THE NORTHWEST CORNER OF LOT 11 OF SAID LAKELAND DEVELOPMENT PHASE I; THENCE SOUTH $00^{\circ} 20' 57''$ EAST, 184.00 FEET ALONG THE WEST LINE OF LOT 11 TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE SOUTH $89^{\circ} 39' 03''$ WEST, 910.73 FEET ALONG THE WESTERLY EXTENSION OF THE SOUTHERN LINE OF LOTS 4 THROUGH 11 OF SAID LAKELAND DEVELOPMENT PHASE I TO AN IRON PIN IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.A.I. ROUTE 57; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERN RIGHT-OF-WAY AS MONUMENTED AND OCCUPIED TO F.A.I. ROUTE 57 STATION 490+00, 125 FEET RIGHT; THENCE NORTHEASTERLY 500.4 FEET ALONG THE SAID SOUTHEASTERN RIGHT-OF-WAY LINE TO F.A.I. STATION 495+00, 145.00 FEET RIGHT; THENCE NORTHEASTERLY TO THE NORTHWESTERN RIGHT-OF-WAY LINE OF F.A.I. ROUTE 57 AS MONUMENTED AND OCCUPIED AT STATION 496+45, 156.50 LEFT, POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2 TO

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PREPARED BY: HDC ENGINEERING, LLC
201 W. SPRINGFIELD AVE.
CHAMPAIGN, IL 61820
DATE: FEBRUARY 2, 2007
HDC PROJECT No.: 06491

EXHIBIT B

MAP OF I-57 EAST REDEVELOPMENT PROJECT AREA

[Attach map here]

EXHIBIT C

FORM OF NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City Council of the City of Mattoon, Illinois, will hold a public hearing to consider a proposed Redevelopment Plan and Project, the designation of a redevelopment project area within the City of Mattoon, and the adoption of tax increment financing within that redevelopment project area. Adoption of a Redevelopment Plan and Project, designation of a redevelopment project area and adoption of tax increment financing will be pursuant to the provisions of the Tax Increment Allocation Redevelopment Act (the **Act**). The public hearing will be held on April 3, 2007 at 7:00 p.m. at the City Council Chambers, City Hall, 208 N. 19th Street, Mattoon, Illinois 61938-2838. If necessary, the hearing may be adjourned to another date without further notice other than a motion entered upon the minutes fixing the time and place of the subsequent hearing.

The property proposed to be designated as a redevelopment project area is generally located within the following boundaries of the City: **A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, COLES COUNTY, ILLINOIS**, and is more particularly described in the legal description which is attached to this notice and made a part of it. At the time and place set forth above, all interested persons and affected taxing districts will be given an opportunity to file with the City Clerk written objections to and be heard concerning the proposed Redevelopment Plan and Project, the proposed designation of a redevelopment project area, and the adoption of tax increment financing within that redevelopment project area.

The proposed Redevelopment Plan and Project involves the redevelopment of the proposed redevelopment project area through tax increment financing and the other powers conferred upon the City by the Act, to reduce or eliminate those conditions which qualify the proposed redevelopment project area as a blighted area under the Act. The City proposes to undertake the redevelopment of the proposed redevelopment project area by reducing or eliminating those conditions that qualify the Redevelopment Project Area as a "blighted area", by including stormwater detention and retention facilities that will reduce flooding and at the same time increase community recreational opportunities and also including other infrastructure necessary to reduce stormwater runoff within the watershed; encouraging a high-quality appearance of buildings, rights-of-way, and open spaces and encouraging high standards of design; strengthening the economic well-being of the Redevelopment Project Area and the City by increasing high-end business activity, tax base, job and recreational opportunities; assembling and subdividing land into parcels of sufficient shape and size for disposition and redevelopment in accordance with the Redevelopment Plan and Project and

contemporary development needs and standards; stimulating private investment in appropriate new construction and the development of a hotel and conference center; achieving attractive development with a complementary mix of uses within the Redevelopment Project Area; providing needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities, some of which will, in turn, result in reduced flooding in the watershed; and providing needed incentives to encourage a broad range of improvements. The proposed Redevelopment Plan and Project is more fully described in the "Tax Increment Financing Redevelopment Plan & Project, "South Route 45 Redevelopment Project Area", a copy of which is [enclosed with this notice and incorporated into this notice by this reference].*

All persons, including taxpayers, taxing districts and the Department of Commerce and Community Affairs, are invited to submit comments to the City of Mattoon concerning the proposed Redevelopment Plan and Project, the proposed designation of a redevelopment project area and the adoption of tax increment financing within that redevelopment project area at any time prior to the date and time of the hearing. Comments may be submitted to the City Clerk at the address given above.

Each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county ("**Local Government Unit**") that has authority to directly levy taxes on the property within the proposed redevelopment project area is further notified that the first meeting of the joint review board required under the Act will be held on February 21, 2007, beginning at 2:00 o'clock p.m. at the City Council Chambers, City Hall, 208 N. 19th Street Mattoon, Illinois 61938. Local Government Units are requested to appoint members to the joint review board so that they can attend the initial board meeting. A copy of a draft of an eligibility report entitled "Tax Increment Financing Redevelopment Plan & Project "South Route 45 Redevelopment Project Area" and concerning the proposed redevelopment project area is enclosed with this notice. Taxing districts desiring further information should contact the City Administrator or City Attorney and Treasurer of the City at the above address.*

Dated: February 6, 2007

/s/ Susan J. O'Brien
City Clerk

* For published notice, the language in brackets should be deleted and replaced with: "on file and available for public inspection at the office of the City Clerk, 208 N. 19th Street, Mattoon, Illinois."

* Final paragraph to be included only in notices of public hearing for taxing districts.

**LEGAL DESCRIPTION OF PROPOSED
REDEVELOPMENT PROJECT AREA**

**LEGAL DESCRIPTION
FOR
SOUTH ROUTE 45 TIF DISTRICT
MATTOON, ILLINOIS**

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, COLES COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 87° 47' 27" EAST, 138.40 FEET ALONG THE NORTH LINE OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED ON DOCUMENT NUMBER 681624 IN THE COLES COUNTY RECORDER'S OFFICE; THENCE NORTH 87° 47' 27" EAST, 447 FEET MORE OR LESS ALONG THE NORTH LINE OF SAID TRACT TO A POINT BEING ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF S.A. ROUTE 19 STATION 67+22.2, 33 FEET LEFT; THENCE SOUTHEASTERLY 66.00 FEET TO THE SOUTHEASTERN RIGHT-OF-WAY LINE OF S.A. ROUTE 19; THENCE ALONG THE SOUTHEASTERN RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT IN A SOUTHWESTERN DIRECTION, CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 227.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH ALONG THE EASTERN RIGHT-OF-WAY LINE OF S.A. ROUTE 19, 869.23 FEET TO A POINT OF CURVATURE AT S.A. ROUTE 19 STATION 55+72.93, 33 FEET RIGHT; THENCE ALONG THE SOUTHEASTERN RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT IN A SOUTHWESTERLY DIRECTION, CONCAVE TO THE NORTHWEST WITH A RADIUS OF 263.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY OF S.B.I. ROUTE 25 (US ROUTE 45); THENCE SOUTHERLY ALONG THE EASTERN RIGHT-OF-WAY LINE OF S.B.I. ROUTE 25 (US ROUTE 45) AS MONUMENTED AND OCCUPIED ON THE FOLLOWING DESCRIBED COURSES: SOUTHERLY TO S.B.I. ROUTE 25 STATION 31+63.93, 200.00 FEET LEFT; WESTERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45) STATION 31+63.93, 146.22 FEET LEFT; SOUTHERLY TO S.B.I. ROUTE 25 (U.S. ROUTE 45)

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PREPARED BY: HDC ENGINEERING, LLC
201 W. SPRINGFIELD AVE.
CHAMPAIGN, IL 61820
DATE: FEBRUARY 2, 2007
HDC PROJECT No.: 06491

REDEVELOPMENT PROJECT AND PLAN AND ELIGIBILITY REPORT^{*}

[Attach Here]

^{*} Omit from notice as published.

STATE OF ILLINOIS)
)
COUNTY OF COLES)

CERTIFICATION OF RESOLUTION

I, the undersigned, certify that I am the duly qualified and acting City Clerk of the City of Mattoon, Coles County, Illinois (the “**City**”), and that as such official I am the keeper of the records and files of the City Council of the City (the “**City Council**”).

I further certify that the foregoing is a full, true and complete copy of Resolution No. 2007 - 2680 adopted at the regular meeting of the City Council held on the 6th day of February, 2007, which resolution was duly adopted at that meeting by a roll call vote of _____ in favor and _____ against, with _____ abstentions and _____ absent. At that meeting a quorum was present and acting throughout the meeting. The resolution has not been amended or repealed and remains in full force and effect.

I further certify that the deliberations of the City Council on the adoption of the resolution were conducted openly, that the vote on the adoption of the resolution was taken openly, that the meeting was held at a specified time and place convenient to the public, that notice of the meeting was duly given to all of the news media requesting such notice, that a copy of the agenda for the meeting was posted at least 48 hours prior to the convening of the meeting at the meeting place and at my offices at City Hall, that the meeting was called and held in strict compliance with the provisions of the Illinois Open Meetings Act, as amended, and the Illinois Municipal Code, as amended, and that the City Council has complied with all of the provisions of that Act and that Code and with all of the procedural rules of the City Council.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City as of this _____ day of _____, 2007.

City Clerk
City of Mattoon,
Coles County, Illinois

[SEAL]

RESOLUTION NO. 2007-2681

**RESOLUTION ESTABLISHING A TIME AND PLACE
FOR PUBLIC HEARINGS TO CONSIDER THE PROPOSED BUSINESS DISTRICT
PLAN AND BUSINESS DISTRICT PROJECT FOR THE SOUTH ROUTE 45 BUSINESS
DISTRICT**

BE IT RESOLVED BY THE CITY COUNCIL of the City of Mattoon, Illinois, as follows:

That the City of Mattoon, Illinois hereby establishes February 20, 2007, at 7:00 p.m. at the City Hall, City Council Chambers as the time and place for the first Public Hearing to consider the adoption of a Business District Plan and Business District Project for the South Route 45 Business District, and the creation of a Business District pursuant to the revised Illinois Business District Act, 65 ILCS 5/11-74.3-1 thru 3-6. The following is the legal description of the properties to be included in the South Route 45 Business District.

**LEGAL DESCRIPTION
FOR
SOUTH ROUTE 45 BUSINESS DISTRICT
MATTOON, ILLINOIS**

A tract of land being a part of the Southwest Quarter of Section 36, Township 12 North, Range 7 East of the Third Principal Meridian; the Northwest Quarter and Southwest Quarter of Section 1, Township 11 North, Range 7 East of the Third Principal Meridian; the Northeast Quarter and Southeast Quarter of Section 2, Township 11 North, Range 7 East of the Third Principal Meridian, and part of the Southeast Quarter of Section 35, Township 12 North, Range 7 East of the Third Principal Meridian, Coles County, Illinois, being described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 36; thence North 87° 47' 27" East, 138.40 feet along the North line of Southwest Quarter of the Southwest Quarter of said Section 36 to the Northwest corner of a tract described in Warranty Deed on Document Number 681624 in the Coles County Recorder's Office; thence North 87° 47' 27" East, 447 feet more or less along the North line of said tract to a point being on the Northwestern Right-of-Way line of S.A. Route 19 Station 67+22.2, 33 feet left; thence Southeasterly 66.00 feet to the Southeastern Right-of-Way line of S.A. Route 19; thence along the Southeastern Right-of-Way line on a curve to the left in a Southwestern direction, concave to the Southeast with a radius of 227.44 feet to a point of tangency; thence South along the Eastern Right-of-Way line of S.A. Route 19, 869.23 feet to a point of curvature at S.A. Route 19 Station 55+72.93, 33 feet right; thence along the Southeastern Right-of-Way line on a curve to the right in a Southwesterly direction, concave to the Northwest with a radius of 263.00 feet to a point of intersection with the Eastern Right-of-Way of S.B.I. Route 25 (US Route 45); thence Southerly

along the Eastern Right-of-Way line of S.B.I. Route 25 (US Route 45) as monumented and occupied on the following described courses: Southerly to S.B.I. Route 25 Station 31+63.93, 200.00 feet left; Westerly to S.B.I. Route 25 (U.S. Route 45) Station 31+63.93, 146.22 feet left; Southerly to S.B.I. Route 25 (U.S. Route 45) Station 37+08.79, 137.4 feet left more or less; thence Westerly to the Westerly Right-of-Way line of S.B.I. Route 25 (U.S. Route 45) Station 37+08.79, 125 feet right, point being the Southeast corner of a tract as described in Warranty Deed on Document Number 605770 recorded in Coles County Recorder's Office; thence North $89^{\circ} 43' 50''$ West, 477.16 feet along the South line of said tract described on Document Number 605770 to a point being the Northwest corner of a tract as described in Warranty Deed on Document Number 681889; thence Southerly along the Westerly boundary of said tract described on Document Number 681889 to the Northwesterly Right-of-Way line of F.A.I. Route 57 and relocated S.B.I. Route 25 (U.S. Route 45) interchange as monumented and occupied; thence Southwesterly 14.6 feet along said Right-of-Way to F.A.I. Route 57 Station 503+00, 680 feet left; thence Southerly 587.3 feet along said Right-of-Way to F.A.I. Route 57 Station 499+00, 250 feet left; thence Southwesterly 271.6 feet along said Right-of-Way to F.A.I. Route 57 Station 496+45, 156.50 feet left, point also being on the South line of the Northeast Quarter of Section 2, Township 11 North, Range 7 East of the Third Principal Meridian; thence West along the South line of the Northeast Quarter of said Section 2 to the West line of the East half of the Northeast Quarter of said Section 2; thence North along the West line of the East half of the Northeast Quarter of said Section 2 to the Southwest corner of a tract as described in a Trustee's Deed on Book 874 at Page 300 on Document Number 567599 in the Coles County Recorder's Office; thence Easterly 310 feet along the South line of said tract on Document Number 567599 to the Southeast corner of said tract; thence Northerly 702.50 feet along the East line of said tract on Document Number 567599 to the Northeast corner of said tract; thence Westerly 10.00 feet along the North line of said tract on Document Number 567599 to the Southeast corner of a tract as described in a Deed labeled Trailer Park Property on Book 788 at Page 303 in the Coles County Recorder's Office; thence Northerly 660 feet along the East line of said Trailer Park Property to the North line of the Northeast Quarter of said Section 2; thence continue North 20 feet to the Northern Right-of-Way line of Lake Paradise Road; thence Easterly along the Northern Right-of-Way of said Lake Paradise Road to the Southeast corner of the L & K Motel Parcel as described in a Trustee's Deed as Tract II on Document Number 593383 in the Coles County Recorder's Office; thence along the Eastern boundary of said L & K Motel Parcel on the following described courses: North $00^{\circ} 16' 10''$ East, 64.82 feet, more or less; North $34^{\circ} 47' 42''$ East, 112.06 feet; North $01^{\circ} 00' 27''$ West, 50.00 feet; South $88^{\circ} 59' 33''$ West, 20.00 feet; North $01^{\circ} 00' 27''$ West, 169.11 feet to the Northeast corner of said L & K Motel parcel, point also being the Northwest corner of L & K Restaurant Parcel as described as Tract I on Document Number 593383 in the Coles County Recorder's Office; thence South $89^{\circ} 43' 50''$ East, 145.78 feet more or less to a point the Westerly Right-of-Way line of S.B.I. Route 25 (U.S. Route 45); thence Northerly 950.13 feet more or less to S.B.I. Route 25 (U.S. Route 45) Station 14+85, 100 feet right; thence Easterly to the Point of Beginning, encompassing 59.1 acres, more or less, containing 15.3 acres, more or less, of Right-of-Way area.

Net area of business district which excludes existing Right-of-Way is 43.8 acres, more or less.

Prepared by: HDC Engineering, L.L.C.

201 W. Springfield Ave.

Champaign, IL 61820

Date: February 2, 2007

HDC Project No.: 06491

Furthermore that the City of Mattoon, Illinois hereby establishes April 3, 2007, at 7:00 p.m. at the City Hall, City Council Chambers as the time and place for a second Public Hearing to consider the adoption of a Business District Plan and Business District Project for the South Route 45 Business District, and the creation of a Business District pursuant to the revised Illinois Business District Act, 65 ILCS 5/11-74.3-1 thru 3-6.

Upon motion by _____, seconded by _____, adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____

ABSENT (Names): _____

Approved this _____ day of _____, 2007.

Charles E. White, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.

CITY OF MATTOON, ILLINOIS
RESOLUTION NO. 2007-2682

A RESOLUTION ACCEPTING A \$210,000 GRANT OF HOME SINGLE FAMILY
HOUSING REHABILITATION FUNDS AND AUTHORIZING THE MAYOR AND CITY
CLERK TO SIGN ALL DOCUMENTS INCIDENTAL TO IMPLEMENTATION OF THE
GRANT PROGRAM

WHEREAS, the City of Mattoon (hereinafter **“SPONSOR”**), applied to the State of Illinois for HOME Single Family Owner Occupied Rehabilitation Program grant funds administered by the Illinois Housing Development Authority (**“IHDA”**), and

WHEREAS, the Sponsor has been awarded a grant (**“Grant”**) from the IHDA, program administrator of the HOME Investment Partnership Program (**“HOME Program”**) for the State of Illinois, in the amount of Two Hundred Ten Thousand and no/100 dollars (\$210,000) under the IHDA’s Single Family Owner Occupied Rehabilitation Program (**“SFOOR”**), and in order to receive such a Grant, the Sponsor must formally accept the terms and conditions of the Grant, including but not limited to the Grant Agreement, and authorize certain of its officials to execute the appropriate documents required in connection with the Grant, and

WHEREAS, it is necessary for the City Council to authorize the Mayor and City Clerk to sign documents as required by the Illinois Housing Development Authority in connection with said HOME funds.

NOW, THEREFORE, BE IT RESOLVED as follows:

RESOLVED that the Grant Agreement and the documents identified in the Grant Agreement, drafts of which have been presented to the City Council of the Sponsor, be, and hereby are, approved.

FURTHER RESOLVED, that the Delegation Agreement by and among the Sponsor and Coles County Regional Planning & Development Commission, and the documents identified therein, drafts of which have been presented to the City Council of the Sponsor, be, and hereby are, approved.

FURTHER RESOLVED, that either the Mayor or City Clerk is hereby authorized and empowered to execute and deliver in the name of or on behalf of the Sponsor the Grant Agreement and any and all amendments, modifications and supplements thereto, and to execute and deliver such additional documents, instruments and certificates as may be necessary or desirable for the Sponsor to perform its obligations under the Grant Agreement.

FURTHER RESOLVED that either the Mayor or City Clerk be and is hereby authorized and directed to take such additional actions, to make further determinations, to pay such costs and to execute and deliver such additional instruments (including any amendments, Grant Agreements or supplements) as he or she deems necessary or appropriate to carry into effect the foregoing

resolutions.

FURTHER RESOLVED, that the acts of the Sponsor and the Mayor or City Clerk in negotiating the Grant Agreement, including those acts taken prior to the date hereof, be, and the same hereby are, in all respects, ratified, confirmed and approved.

Upon motion by _____, seconded by _____
adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____

ABSENT (Names): _____

Approved this _____ day of _____, 2007.

Charles E. White, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.

IN WITNESS WHEREOF, this Certificate is executed and delivered as of _____
_____, 2007.

Printed Name: Susan J. O'Brien

The undersigned Mayor of the Sponsor certifies that the person named above is the duly appointed City Clerk of the Sponsor and that the signature set forth immediately above is her genuine signature.

IN WITNESS WHEREOF, this Certificate is executed and delivered as of _____
_____, 2007.

Printed Name: Charles E. White

